

## Chalet Chalet Cocon

**108 Avenue de l'Aiguille du Midi  
74400 CHAMONIX MONT-BLANC**

### Financial Information

Sale Price: **€1,175,000**  
Notaire Fees: **€88,800**

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### Description

Bedrooms: **3**  
Bathrooms: **1**  
Habitable Area: **107m<sup>2</sup>**  
Total Area: **107m<sup>2</sup>**  
Land Area: **355m<sup>2</sup>**

### Situation

Proximity: **This property is in Morzine Close to: Bus, Shops & Ski slope**

### Building Description

Heating: **Electric**  
Facade: **Concrete**  
Year of construction: **2013**



### Additional Information

Cocon is a 3-bedroom, 2-bathroom chalet close to the heart of Morzine, walking distance from the main shops, bars and restaurants and close to a ski bus stop. Arranged over 2 floors, the chalet offers a bright, open-plan living space with south-facing views towards Avoriaz and Nyon. There is also a spacious mezzanine area that could easily be enclosed to create a 4th bedroom while still retaining space for a mezzanine study/office. Built in 2021, the chalet offers real Savoyard charm with a consistently high-quality finish throughout.

- Recently-built, 3-bedroom, 2-bathroom chalet
- Close to Morzine centre
- Great views from the balcony and garden
- Gardens and terraces to the front and side of the chalet
- Parking for 2–3 cars

